

A SUBSTITUTE ORDINANCE BY:
COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

CDP-05-29

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE CITY OF ATLANTA 2004-2019 COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO REDESIGNATE PROPERTY LOCATED AT **2858, 2860 & 2862 PIEDMONT ROAD, NE** FROM THE "*OFFICE-INSTITUTIONAL*" LAND USE DESIGNATION TO THE "*LOW DENSITY COMMERCIAL*" AND "*OPEN SPACE*" LAND USE DESIGNATIONS, AND FOR OTHER PURPOSES
NPU-B **COUNCIL DISTRICT 7**

WHEREAS, the proposed rezoning of the subject property pursuant to Z-05-28 requires a redesignation of a relevant portion of the subject property from the "*Office-Institutional*" land use designation to the "*Low Density Commercial*" land use designation; and

WHEREAS, the subject property is located within the Garden Hills neighborhood of NPU-B;

WHEREAS, NPU-B Land Use Policy B-2 presently states the policy objective of preserving the "historic integrity of . . . Garden Hills . . ."; and

WHEREAS, it is the desire and intent of the City of Atlanta to continue to protect the historical integrity of the Garden Hills neighborhood and to protect the Garden Hills neighborhood from encroaching commercial zoning districts; and

WHEREAS, the City Council of the City of Atlanta expressly finds that the redesignation of the rear portion of 2858, 2860 & 2862 Piedmont Road to the "*Open Space*" land use designation, together with the zoning conditions attached to Z-05-28, furthers the foregoing policy objectives and statement of intent to protect the Garden Hills neighborhood as set forth in NPU-B Land Use Policy B-2,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS:

SECTION 1. That the 2004-2019 Comprehensive Development Plan (CDP) of the City of Atlanta, Georgia is hereby amended by changing the Land Use Element of said Plan so as to redesignate property that is located at **2858, 2860 & 2862 Piedmont Road, NE** from the "*Office-Institutional*" land use designation to the "*Low Density*

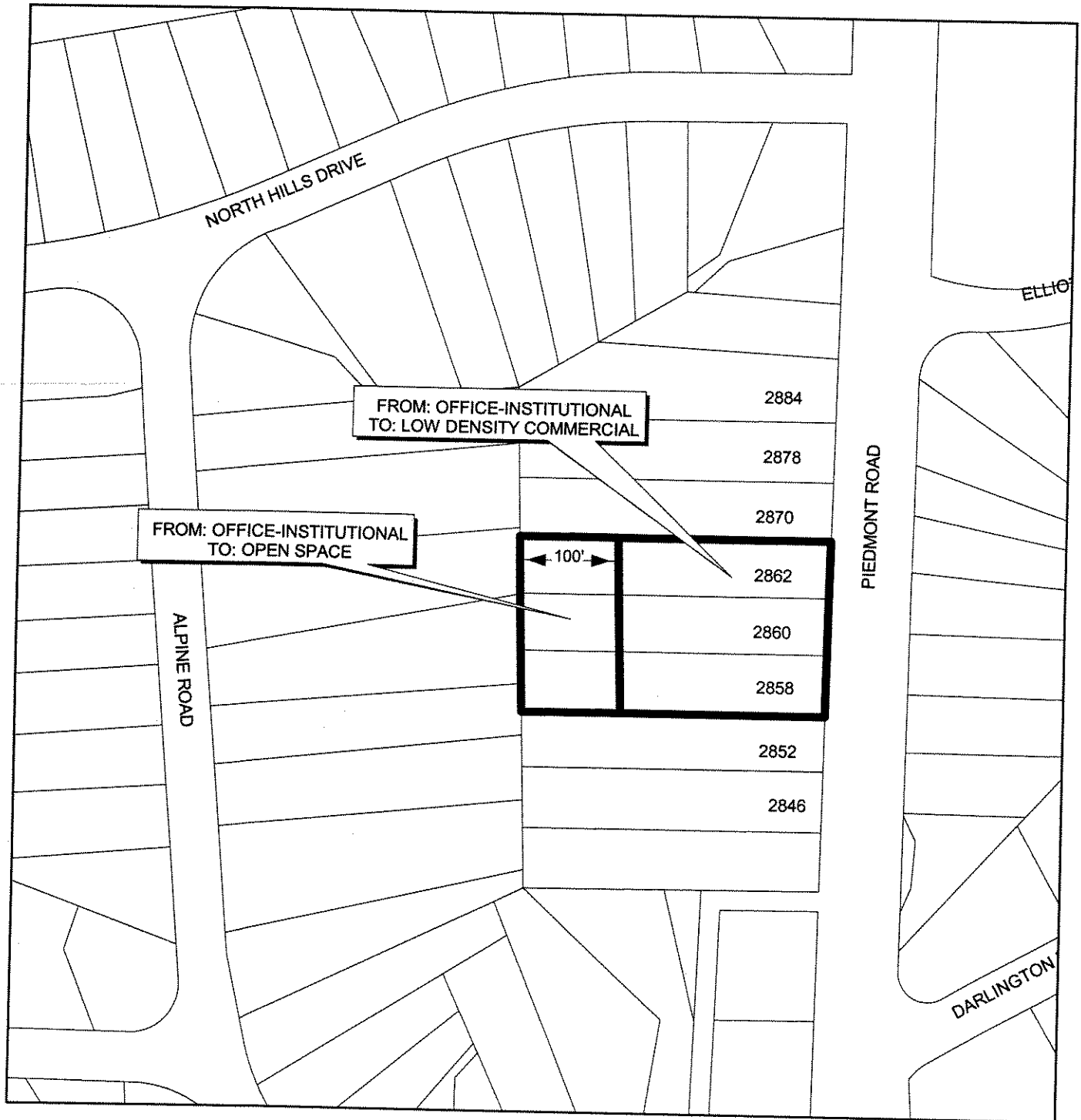
Commercial" land use designation and the *"Open Space"* land use designation, and for other purposes.

The portions of **2858, 2860 & 2862 Piedmont Road** hereby changed to the *"Low Density Commercial"* and *"Open Space"* land use designations is lying and being in *Land Lot 60 of the 17th District of Fulton County, Georgia* and is more particularly described on Exhibit "A" attached hereto, which is hereby made a part of this ordinance.

SECTION 3. That all ordinances or parts of ordinances that are in conflict with this ordinance are hereby repealed.

EXHIBIT 'A'

CDP-05-29



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